

49-2-6 47-344
 59-6-2 52-131
 48-1-62 44-7
 59-4-16 52-241
 43-2-111 38-122
 TRANSFER
 TAX
 PAID

WARRANTY DEED
 29193

KNOW ALL MEN BY THESE PRESENTS,

THAT We, JAMES G. McCANN and ALFRED C. HEBERT, of Portland, County of Cumberland and State of Maine

in consideration of One Dollar and other valuable consideration paid by WATERVILLE REALTY ASSOCIATES, a Maine General Partnership organized and existing under the laws of the State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said WATERVILLE REALTY ASSOCIATES, its successors and assigns forever,

A certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a stone monument in the westerly line of Burleigh Street seventy-three (73) feet to a stone monument; thence westerly at right angles with the westerly line of Burleigh Street and parallel with said Heald's south line to Messalonskee Stream; thence northerly up said stream to said Heald's line; thence easterly along said Heald's south line to the point of beginning.

The premises herein described are now designated as 14 Burleigh Street.

Being the same premises conveyed from Brent D. Williams and Lea Anne Williams to James G. McCann and Alfred C. Hebert by warranty deed in joint tenancy dated December 12, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2894, Page 32.

ALSO, two certain lots or parcels of land, together with the buildings thereon, situated in said Waterville, bounded and described as follows:

PARCEL 1: Commencing at a point where the southerly line of Boutelle Avenue intersects the westerly line of Main Street, so-called; thence running westerly along the southerly line of said Boutelle Avenue to the northeast corner of land formerly owned by Mary E. Case; thence in a southerly direction along the easterly line of said land formerly owned by said Case, 5 rods to the northwest corner of land formerly owned by B.F. Allen; thence easterly 10 rods along the northerly line of land formerly owned by said Allen to the westerly line of said Main Street; thence northerly 5 rods along the westerly line of said Main Street to the point of beginning.

Being the same premises conveyed to James G. McCann and Alfred C. Hebert by deed of Raymond J. Gagnon and Laura A. Gagnon dated March 28, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2784, Page 106.

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8-1-62
PARCEL 2: Beginning at an iron pin sunk in the ground in the southwesterly line of Silver Terrace so-called at the northerly corner of land of William L. Brown; thence in a southwesterly direction a distance of 68.5 feet to an iron pin sunk in the ground at the westerly corner of said Brown's land; thence in a southerly direction a distance of 40.8 feet to an iron pin sunk in the ground in the northerly line of land now or formerly of John Ware; thence in a westerly direction along the northerly line of said Ware land a distance of 31 feet to an iron pin sunk in the ground; thence in a northwesterly direction along the northeasterly line of said Ware land a distance of 95.8 feet to an iron pin sunk in the ground; thence in a northeasterly direction along the southeasterly line of another part of Ware's land a distance of 110 feet to an iron pin sunk in the ground in the southwesterly line of said Silver Terrace; thence in a southeasterly direction along the southwesterly line of said Silver Terrace a distance of 70 feet to the point of beginning.

Being the same premises conveyed to James G. McCann and Alfred C. Hebert by deed of Raymond J. Gagnon and Laura A. Gagnon dated March 28, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2784, Page 106.

ALSO, a certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

54-4-16
Beginning in the northerly line of Boutelle Avenue at a stone bound set in the ground at the southwesterly corner of land now or formerly of Horace A. Toward and one hundred sixty-five (165) feet distant easterly from a stone monument at the intersection of the easterly line of Jenness Street, formerly King Street, with said northerly line of Boutelle Avenue; thence northerly at right angles to said northerly line of Boutelle Avenue and in the westerly line of said Toward and the same continued northerly one hundred eighty (180) feet to the southeasterly corner of land now or formerly of Joseph Burke to an iron pin driven into the ground; thence westerly at right angles to the last described course and in said Burke's southerly line sixty-five (65) feet and the same continued westerly in the southerly line of land now or formerly of Elmer W. Gurney thirty-five (35) feet, to the northeasterly corner of said Gurney land purchased of Nathaniel Wheeler about October 17, 1942; thence southerly at right angles to the last described course seventy (70) feet by land of said Gurney and continued southerly by land now or formerly of Francis B. Gould one hundred ten (110) feet to the northerly line of Boutelle Avenue at a point sixty-five (65) feet easterly from the aforesaid stone monument at the intersection of the easterly line of Jenness Street, formerly King Street, with the said northerly line of Boutelle Avenue one hundred (100) feet to the point of beginning.

Being the same premises conveyed to James G. McCann and Alfred C. Hebert by deed of Galen L. Wheeler and Irene L. Wheeler dated September 4, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2852, Page 317.

ALSO, a certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, lying on the northerly side of Silver Street, so called, and more particularly bounded and described as follows, to wit:

3-1-111
3-1-111A
Beginning at an iron pin set on the northerly line of said Silver Street, said iron pin marking the southwesterly corner of a parcel of land now or formerly of Olivine M. Peters, and also marking the southeasterly corner of land of the herein Grantors; thence N 18°-59'-44" W along the westerly line of land of said Peters a distance of 160.00 feet to an iron pin marking the northeasterly corner of the parcel herein conveyed; thence S 71°-02'-06" W along the southerly line of remaining land of the herein Grantors a distance of 139.28 feet to an iron pin marking the northwesterly corner of the parcel herein conveyed; thence S 23°-57'53" E along the easterly line of remaining land of the herein Grantors a distance of 160.00 feet to an iron pin set on the northerly line of said street, said iron pin marking the southwesterly corner of the parcel herein conveyed; thence 71°18'50" E along the northerly line of said street a distance of 125.00 feet to the iron pin at the point of beginning.

The parcel herein described contains 0.48 acres and is a portion of the premises conveyed to the herein Grantors, described in, the Kennebec County Registry of Deeds, Book 2848, Page 179.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said WATERVILLE REALTY ASSOCIATES, its successors and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantee(s), its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, except as follows:

SUBJECT to the following mortgages:

Mortgage to Raymond J. and Laura A. Gagnon in the principal amount of \$60,000 dated March 28, 1985 and recorded at Kennebec County Registry of Deeds Book 2784, Page 107.

Mortgage to Raymond J. and Laura A. Gagnon dated December 17, 1986 to be recorded in the Kennebec County Registry of Deeds.

Mortgage to Peters Gas & Oil Service in the principal amount of \$49,000 dated August 29, 1985 and recorded at Kennebec County Registry of Deeds Book 2847, Page 26.

Mortgage to Peters Gas & Oil Service dated December 17, 1986 to be recorded in the Kennebec County Registry of Deeds.

which mortgages the Grantors herein, James G. McCann and Alfred C. Hebert, hereby agree to remain responsible for payments thereof; that we have good right to sell and convey to the said Grantee(s) to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said WATERVILLE REALTY ASSOCIATION, its successors and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, We, the said JAMES G. McCANN and ALFRED C. HEBERT, joining in this deed as Grantors, have hereunto set our hand(s) and seal(s) this 17th day of December, 1986.

Signed, Sealed and Delivered
in presence of

J. E. Nole

JAMES G. McCANN

ALFRED C. HEBERT

STATE OF MAINE, County of
Cumberland, 1986

Then personally appeared the above named JAMES G. McCANN and acknowledged the foregoing instrument to be his free act and deed. Before me,

J. E. Nole
Notary Public/Attorney at Law

John E. Nole

RECEIVED KENNEBEC SS.

1986 DEC 18 PM 2:42

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